LITTLE MUNDEN FULL COUNCIL MEETING

TO PARISH COUNCILLORS:
Cllrs Tracey Harding; Paul Armstrong; Billy Summerson; Julie Hursey; Michelle Galvin; Jessica Harding (JH); Vicky Tompson (VT)
are respectively summoned to attend the Little Munden Full Parish Council meeting on Tuesday 16th June 2026 @ 7.30 pm in Little Munden Memorial Hall, for the transaction of business from the Agenda below. The meeting is open to members of the public and press.

Geraldine Ward, Clerk to the Council 16/06/26

MINUTES

1. APPROVAL FOR APOLOGIES OF ABSENCE: JH

2. DECLARATION OF INTERESTS

a) To receive declarations of interest from councillors on items on the agenda None
b) To receive written requests for dispensations for declarable interests None
c) To grant any requests for dispensation as appropriate None

3. APPROVE MINUTES OF THE MEETING HELD ON 19th May 2026
TH approved: PA seconded.

4. PUBLIC PARTICIPATION

To allow Parishioner and Public Comments

LGS commented that she noticed that the Chairman of LMMH would be Russell Parkins: - she questioned the fact that he already ran a Village Hall: TH confirmed he was allowed to run more than one Village Hall.

The Parish Council welcomed Paul and Deborah Hewitt who were representing The Bell Public House at Bennington. They had come to share some of their experiences living with a closed Public House. They gave everyone the background information of the situation with their closed pub and the process they had gone through to get to the Appeal stage which they had won.
TH then gave them some background on The Boot Public House, Dane End and Mr Hewitt commented that although not listed it did sit in an area of very high heritage value which is a major part of heritage. TH then went on to say building works have been carried out, and the owner had then applied for retrospective planning.
Question: Why are they allowed to carry on?
AH explained that they can continue at own risk until determined and if planning gets rejected it has to be reversed. There is now a stairway. Kim also said there was some confusion as to what the new building was for.
LGS made the point that the whole building has an ACV on it and it was her understanding that the Tenancy of this flat is tied with the pub, so ACV applies to this and the rest of the building.
Discussion was had around he newly erected building and alterations to the current pub layout, Enforcement asked them to stop, but they carried on with the works.
AH commented that they can continue at own risk but if they don't get planning permission, they would have to remove the work.

Question: is the flat upstairs part of the pub?
Answer: Upstairs accommodation is different. The ACV relates to downstairs not upstairs.
Mr Hewitt questioned what the upstairs flat situation was at moment/related to pub and said that no one was allowed to live there while it was still a pub.
LGS said the whole building is listed as a pub was her understanding that the entire building accommodation, ancillary building ACV is attached to whole building so no alternation, no demolition.
Mr Hewitt recommended we prove that it's a meeting venue; a Community Hub asocial venue a facility for visitors and families anything which will help the fabric of the Village. Also learnt through Planning Consultant was anything do with Planning must be strictly following Planning Law.
AM pointed out that it's not necessarily what is here now, but what is to come i.e. development at Home Farm.
Comment: The Boot has been shut before and reopened and become reasonably successful- but important to save now as there won't ever be another pub built! And the more houses the better the pub will be. Mr Hewitt pointed out that if she gets change of use – the pub will be lost forever.

Question: Regarding Enforcement – can they not come and meet us and why aren't they doing their Job.
LGS explained that they have a shortage of staff only: ie 3 Planning Officers for the whole of East Herts and a backlog of 300 planning infringement issues.
LGS pointed out that the ACV needs renewing in November (GW to action). She pointed out that the whole building is listed as ACV, so her understanding was that the accommodation comes with the pub and the whole building has an ACV to the whole building.
Should we get the ACV renewed?
Answer: Yes
Chair proposed the Boot Public House should have the ACV renewed and all councillors agreed.

VT reading the current Planning Application, it appears to be purely for building in the Car Park, and the Planning Application is purely for the outbuilding with no change of use as yet.
TH commented that the new building was the same size in square footage, but the pitch is higher.

AH re upstairs will find out whether anyone can reside in there, although he thinks not. This was also the case at Benington. AH said Change of Use Planning will be a different thing altogether, Aubrey to check on whether owners can reside in the upstairs.
TH would officers involved look at site. AH said probably not
Question: Should we organise an action group to save the pub? TH felt this would be better further down the line when the owner submits the Change of Use to Planning. Once we have been notified that the plans for the change of use has been uploaded on the planning portal the PC will organise a meeting to discuss the proposal objectively for all involved to gain a fair understanding of the whole community's opinion.

Question: If the The Rest and Welcome was being done up and reopened would this impact the planner's decision on the Book being saved, would this be detrimental to this objection. The answer was no as it was too far away.
TH thought that it might be worth looking at the report regarding The Bell.
PH recommended the Plunkett Foundation: Save The White Horse in Kimpton; and the Camra Pub Protection Officer will come to meetings and offer advice. All of these people will help with this matter. If there's an appeal that's when the Community must be brought in.
Question: How long would it take to get a full change of use?
Answer: 2 years roughly.

PH said he thought that the Boot should now become regarded not just a public House but a Community Hub! LGS went on to say that rescue
Discussion too place as to possible purchase prices of The Boot. The last purchase price was £326.00

PH commented that he had a contact of someone who deals with pubs such as these by involving the Community. TH must focus of what can be done now/ also can forward to Di @ the School; The Gold Club and a Community led Group such as friends of the Boot etc.
TH advised members of the public that any rescue project must be lead by the community the Parish Council will support it but cannot run the project. Mention was made regarding the fact that the owner wanted to get an Alcohol Licence and had posted this on Love Dane End, surely you cannot have a children's nursery on the same site as an alcohol venue?
TH felt there was a need to ask people what they would like to see. The action group if and when set up should start interacting with the Community to gauge a full understanding of what is wanted for the future of the Boot

TH thanked the Hewitts for attending